

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/12/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>		27/11/2206	
<b>Officer</b>				<b>Application Number(s)</b>			
Gareth Wilson				2006/4790/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
CAA House 45-59 Kingsway London WC2B 6TE				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Installation of 2x 300mm diameter transmission dishes and ancillary equipment at roof level to existing office building (Class B1).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Site notice. No responses.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Kingsway CAAC: no comments received yet. Covent Garden Community Association: No objection but comment that they [CGCA] have requested formally that acoustic screening be erected to obscure the unsightly clutter of aerials visible to adjoining residential properties.					

### Site Description

This application relates to an 8 storey building with frontages to Kingsway Keeley Street and Wild Street. There is a bridge link at first and second floor levels to Space House at the rear of the building. The site is located within the Central London Area and the Kingsway Conservation Area.

### Relevant History

8800019: Grant PP for installation of roof-top cellular radio base station.

8800026: Grant PP for installation of rooftop cellular radio base station.

9300020: Grant PP for installation of air cooling liquid chiller and galvanised walkway. PS9804897: Grant PP for installation of telecommunication apparatus on roof.

PS9904177: Grant PP for installation of telecommunications antennae, equipment cabin and ancillary equipment.

PSX0004569: Grant PP for installation of telecommunications antennae and equipment cabinet.

PSX0104165: Grant PP for replacement and relocation of existing single band antenna with dual band/3G capable antennas on the roof.

2006/1083/P Grant PP for installation of 8x transmission dishes (7x 300mm diameter and 1x 600mm diameter) and ancillary equipment at roof level to existing office building (Class B1).

### Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

B3 Alterations and extensions, B5 Telecommunications, B7 Conservation Areas  
SPG 2002 3.7 Telecommunications

## Assessment

The proposal involves erection of 2x transmission dishes and associated cables in connection with the upgrading of Vodafone's network to that of a wireless link.

The telecom equipment would involve 2x 300mm diameter which would be sited on existing rooftop masts adjacent to existing transmission equipment.

The existing equipment room on the roof would be used and the ancillary development would involve cabling.

The applicant stated that the site was considered appropriate for the erection of the new dishes as the rooftop site already accommodates other telecoms equipment and therefore, no alternative locations were looked at.

Health Issues. There are no immediate residents surrounding the site. The nearest residential buildings are located a distance of 50m or more from the application site.

There are no schools within close proximity to the application site however; all schools within a distance of 500m from the site were consulted by the applicant. No responses were received.

In addition, the applicants have completed a 'certificate of conformity with ICNIRP radiation guidelines'. PPG8 and other relevant guidance states that health impacts are material planning considerations, but if mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a LPA to consider further the health aspects and concerns about them.

Therefore, this application is to be determined upon the basis of siting and design grounds only, as set out in the above policies.

Siting and Design. The new 2x telecom dishes would be located between existing transmission and radio equipment and it would be located at a height lower than existing antennae.

The position and size of the proposed antennae are considered acceptable as it would not result in a visual clutter; therefore it is not considered to detract from the appearance of the building or the character and appearance of the CA.

### Conclusion

The proposal is not considered to cause any detrimental harm to the appearance of the existing building or the character and appearance of the conservation area. The application complies with the Councils policies and other relevant guidance and therefore planning permission should be granted.

The proposals also comply with the International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines as proved by the submitted certificate

## **Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***